

April 12, 2021

#21 – 03 – Younge – Special Permit

Location: 263 Woodland Road (Assessor's ID # 05105)

Intent: Demolish existing residence and construct new one

Zone/Lot Size: LR Zone/.12 acres

Application Received: March 29, 2021

Application Acknowledged: April 12, 2021

Public Hearing to be Opened: April 12, 2021

Review: The applicant is proposing to demolish an existing residence on a nonconforming lot and reconstruct a new one. The existing residence is also nonconforming as it does not comply with the dimensional requirements. The new residence will be moved away from the Lake and be more centered on the property, but will slightly encroach into the side yard setback. Overall, it will be more conforming than the current situation. Reduced side yard setback requirements can be applied to the subject lot according to the Zoning Regulations since it is a narrow lot of less than 75' in width.

The applicant is also proposing a reconfiguration of the lot lines between the subject lot (263) and the adjoining one that he also owns that is between the subject lot and Coventry Lake (261). The lot line modification will allow a more prudent layout of both lots. For example, road frontage and formal access will be provided to 261 Woodland Road – it currently does not have this. But, 261 has a separate lot at the roadside associated with it that enables parking for 261. The 'parking' lot for 261 will be combined with 263 Woodland Road to make it more conforming, since 261 will now have frontage and access with the new lot line arrangement. Please refer to the enclosed plans for more details on this situation.

The Zoning Board of Appeals acknowledged the lot line reconfiguration and approved a variance of Section 4.01 (conformity with regulations) of the Zoning Regulations for the line reconfiguration since the reconfiguration is a better alignment overall, but it does not fully conform to the dimensional standards. The Board also approved side yard setback variance for the new residence since it will slightly encroach into the setback.

The applicant has provided copies of the proposed house construction plans so the Commission can view the nature of the residence. Please see the enclosed copies.

The proposed construction is not within 150' of Coventry Lake, so the project is not under the jurisdiction of the Inland Wetlands Agency.

The current residence is connected to the public sewer system and the new residence will be as well. The WPCA staff and sewer treatment plant operator is aware of this situation.

A new well will be installed on site, the location has been approved by the Health District.

The proposed lot coverage for the new development will be at 15%, which requires the installation of on-site stormwater treatment. The plans indicate that infiltration chambers are to be installed. It will be necessary to perform soil testing where the infiltration chambers are proposed to insure that the underlying soils will be able to adequately accept the stormwater. A stormwater notice will need to be filed in the Land Records to reflect the existence of the chambers.

The plan notes that a boundary line agreement will be necessary with the owner of the adjoining lot at 267 Woodland Road due to the existing line of occupation.

The applicant needs to demonstrate that the public hearing signs were posted in a timely manner on site.